



# IRONWOOD PLAZA

11666 Steveston Hwy  
Richmond, BC

 **SITINGS** Marcus & Millichap

PROPERTY LEASING BROCHURE



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# PROJECT SUMMARY



Ironwood Plaza is South Richmond's premiere shopping destination located just off of Highway 99 along Steveston Highway (43,000 VPD). The site is surrounded by high-income households with average incomes of over \$155,000 and is strategically located to allow for direct access to a large working population comprised of over 6,700 employees. Additionally, this centre services the neighbouring Riverport Entertainment and Business Park Centre which is home to some of the Lower Mainland's favourite venues and attractions.

- Daytime Population of 108,0474 people within a 5km radius including over 6,700 employees working immediately to the South.
- Grocery Anchored Pad opportunities with visibility to the Steveston Highway.
- Direct access off Steveston Highway via controlled intersection, over 43,000 VPD




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DETAILS  VIRTUAL TOUR

 Space:  
 Unit 125: 1,848 SF (Available Immediately)

 Contact Listing Agents for Rates

 Parking: 762 regular stalls + 8 EV stalls

 Additional Rent: \$19.60 PSF (2024 estimates)

CO-TENANTS



DEMOGRAPHICS

	1 KM	3 KM	5 KM	RICHMOND
2024 Population	3,605	28,205	108,789	238,228
2029 Population (Estimated)	3,659	29,521	114,755	260,187
2024 Daytime Population	4,008	26,812	108,047	277,170
2024 Average HH Income	\$155,608	\$136,885	\$118,283	\$115,123

CONTACT

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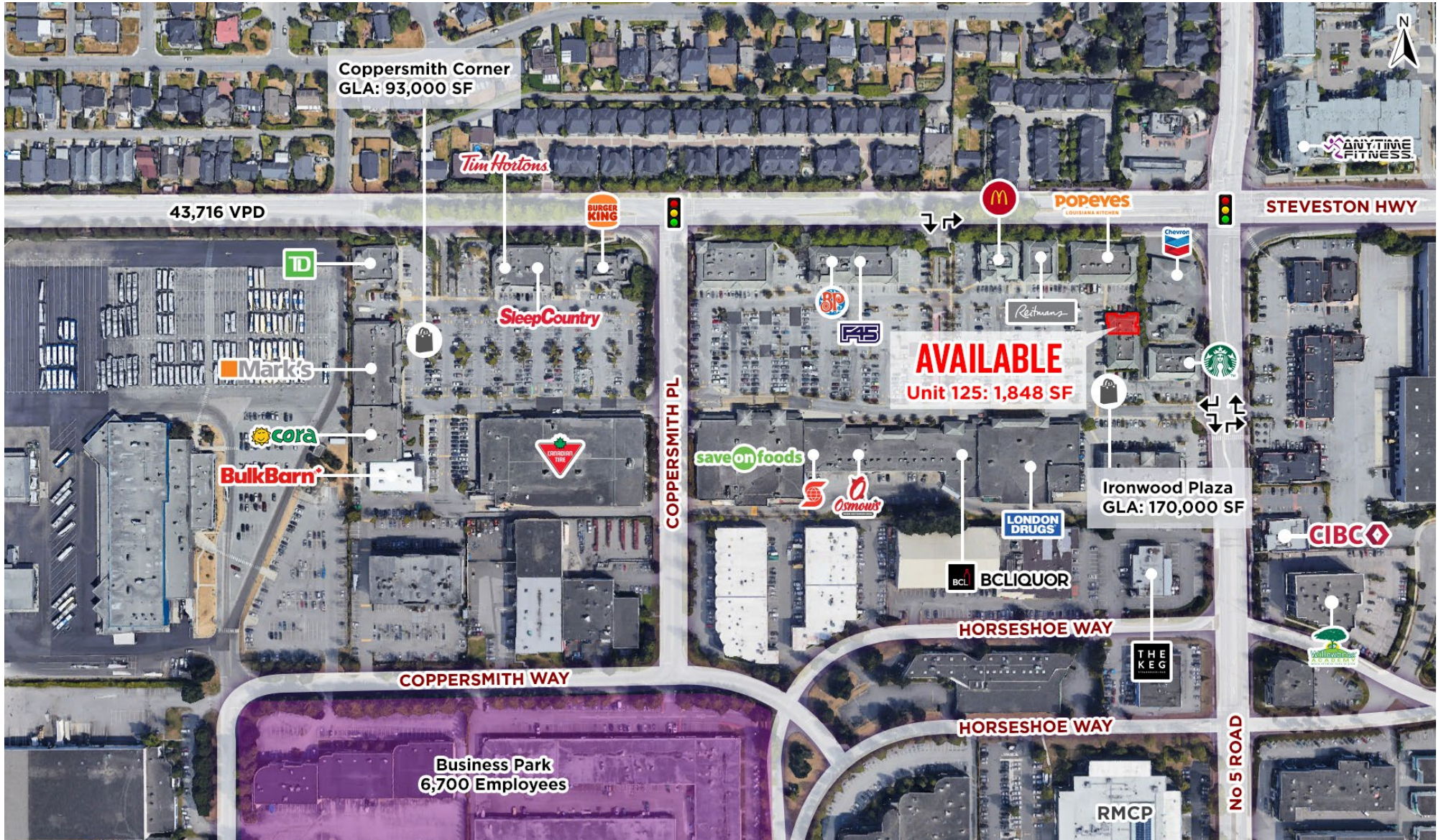
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# AERIAL



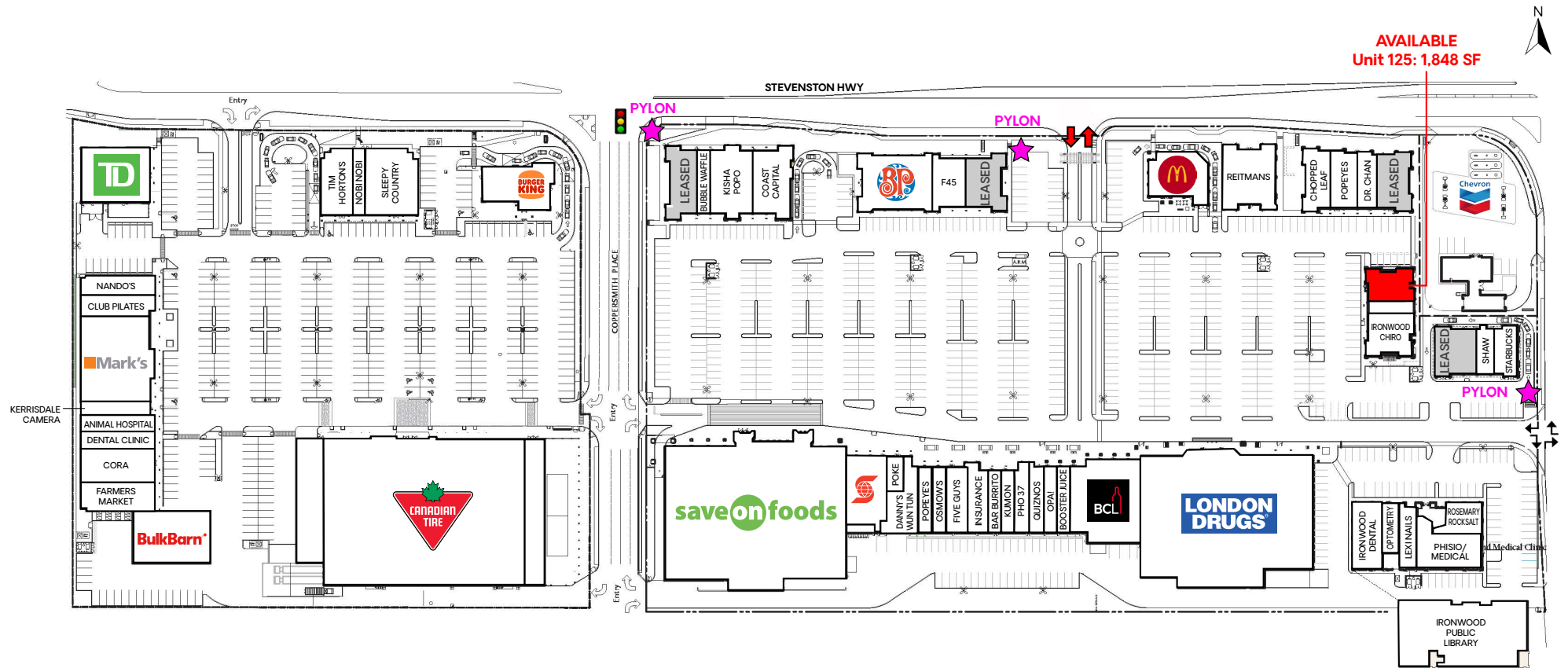
# ZOOMED AERIAL



# SITE PLAN



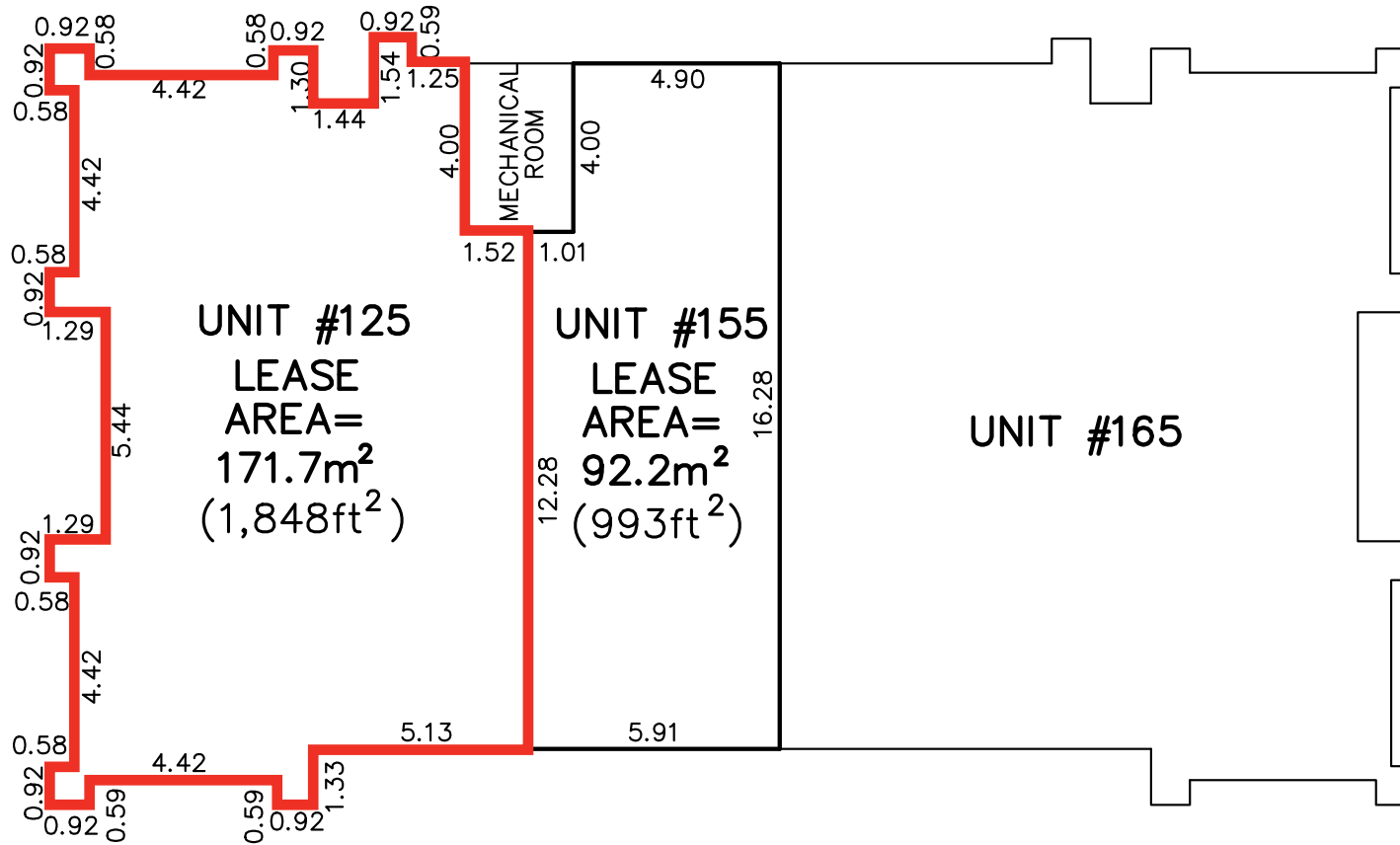
VIRTUAL TOUR



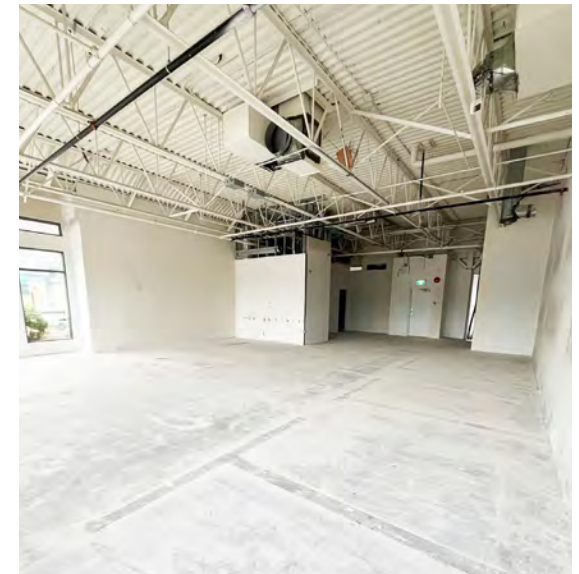
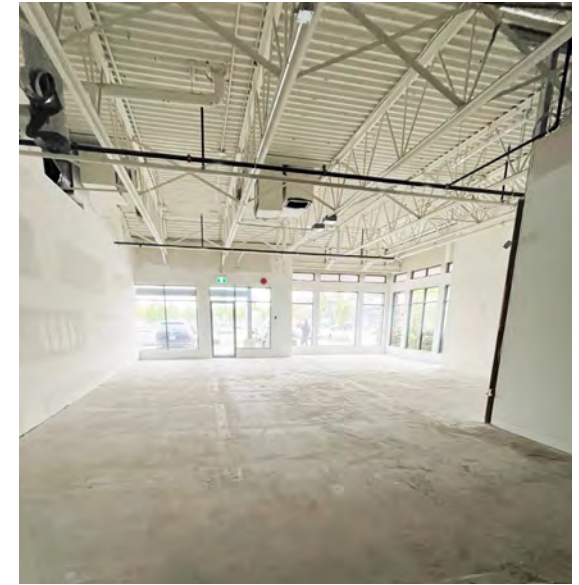
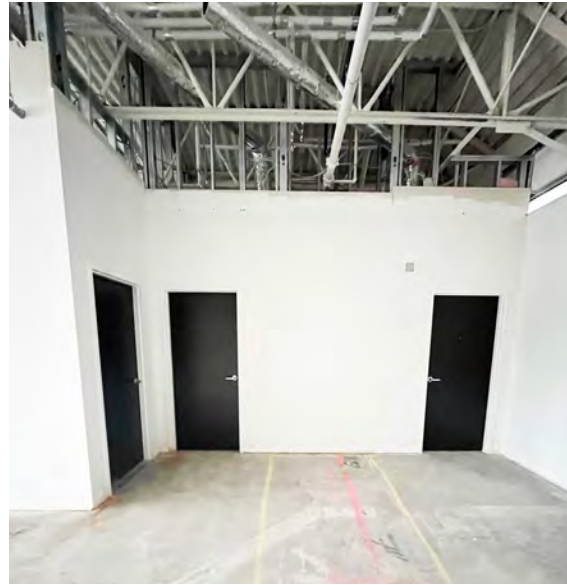
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# UNIT 125 - FLOOR PLAN

 [VIRTUAL TOUR](#)



# PHOTOS





# PYLON SIGNAGE

STEVESTON HWY WEST PYLON



STEVESTON HWY EAST PYLON



Nº 5 ROAD PYLON

